

**SITE PLAN REVIEW SHEET
ENVIRONMENTAL VARIANCE REQUEST ONLY**

CASE: SP-2019-0170C

ZAP COMMISSION DATE: 02/16/2021

PROJECT NAME: Allegro Parmer

APPLICANT: Metcalfe Wolff Stuart & Williams, LLP

AGENT: Michele Rogerson Lynch

ADDRESS OF SITE: 4001 W. Parmer Ln, Austin, TX 78727

COUNTY: Travis

AREA: 3.97 acres

WATERSHED: Walnut Creek, Suburban

JURISDICTION: Full Purpose

EXISTING ZONING: GR-CO

PROPOSED DEVELOPMENT: Senior living and congregate living building with associated improvements.

DESCRIPTION OF VARIANCE:

The applicant requests the following:

1. Request to vary from LDC 25-8-261 to allow construction in a critical water quality zone.

STAFF RECOMMENDATION:

Staff recommends that the required findings of fact to have been met with the following conditions:

- 1) Fully dismantle the existing water quality and detention pond, including pond appurtenances and underdrains, and provide restoration in accordance to the City's 609.S standards and specifications;
- 2) Clean up debris and trash along the portion of Yett Branch creek located at the southern property boundary of the commercial subdivision; and
- 3) Design the fire lane turnaround within the CWQZ in accordance with ECM 1.6.7 to reduce pollutant load and impervious cover.

ENVIRONMENTAL BOARD ACTION:

01/20/2021: The Environmental Board voted in (8) favor, (0) against, (0) absentia

ZONING AND PLATTING COMMISSION ACTION:

ENVIRONMENTAL REVIEW STAFF: Kristy Nguyen, Environmental Review Specialist Senior,
Development Services Department

PHONE: 512-974-3035

CASE MANAGER: Clarissa Davis, Senior Planner, Development Services Department

PHONE: 512-974-1423



ENVIRONMENTAL COMMISSION MOTION 20210120 003a

Date: January 20, 2021

Subject: Allegro Parmer, SP-2019-0170C

Motion by: Kevin Ramberg

Seconded by: Andrew Creel

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting variances from LDC 25-8-261 to allow construction in a critical water quality zone code, and

WHEREAS, the Environmental Commission recognizes the majority of the site is within the critical water quality zone and has been extensively disturbed through previously permitted development to construct a parking lot and a water quality and detention pond, and

WHEREAS, the Environmental Commission recognizes that staff recommends this variance (with conditions) having determined the required Findings of Fact have been met.

Therefore, the Environmental Commission recommends the variance request with the following Staff Conditions:

- 1) The applicant will fully dismantle the existing water quality and detention pond, including pond appurtenances and underdrains, and provide restoration in accordance with City's 609.S standards and specifications;
- 2) The applicant will clean up debris and trash along the portion of Yett Branch creek located at the southern property boundary of the commercial subdivision; and
- 3) The applicant will design the fire lane turnaround within the CWQZ in accordance with ECM 1.6.7 to reduce pollutant load and impervious cover.

VOTE 9-0

For: Thompson, Coyne, Maceo, Ramberg, Guerrero, Gordon, Bedford, Barrett Bixler, Creel

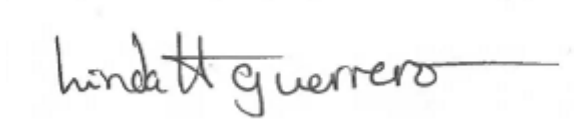
Against: None

Abstain: None

Recuse: None

Absent: None

Approved By:

A handwritten signature in black ink that reads "Linda Guerrero". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Linda Guerrero, Environmental Commission Chair

Staff Findings of Fact and Exhibits



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name: Allegro Parmer, SP-2019-0170C
 Ordinance Standard: Watershed Protection Ordinance
 Variance Request: LDC 25-8-261 to allow development within a critical water quality zone

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes The property is within a commercial subdivision, surrounded by similar development and zoning. Additionally, a majority of the site is within the critical water quality zone and has been extensively disturbed through previously permitted development to construct a parking lot and a water quality and detention pond. Without a variance to LDC 25-8-261, the applicant is deprived of the privilege to redevelop this property such that the property would likely remain in its existing condition as an unutilized parking lot.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes The uplands of the property are confined to existing easements that serve the commercial subdivision. Furthermore, a majority of the site (approximately 2.7 ac of 3.97 ac) is within a critical water quality zone. For these reasons, options to develop the site are infeasible without necessitating a variance to LDC 25-8-261. Additionally, previously permitted development within the inner half of the critical water quality zone, including the undersized water quality and detention pond, will be decommissioned and restored to City Standard Specification 609.S. The proposed water quality and detention pond will be located further away from the creek centerline and outside of

the inner half of the critical water quality zone, providing greater overall environmental protection.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes The proposed use is reasonable, and there will be a decrease of impervious cover of the overall site (approximately -6,000 sq ft) and within the critical water quality zone (approximately -1,250 sq ft). Furthermore, the proposed development largely coincides with the boundary of the existing parking lot, thereby not extending impervious cover further into the critical water quality zone.

- c) Does not create a significant probability of harmful environmental consequences.

Yes There will be a net reduction of impervious cover of the overall site and within the critical water quality zone. Moreover, the existing water quality and detention pond within the inner half of the critical water quality zone, approximately 100 ft from the creek centerline, is inadequately sized and does not properly treat the runoff before it enters Yett Branch creek. With this variance, the existing pond will be dismantled, including the removal of the underdrains, and will be fully restored to City Standard Specification 609.S. The proposed water quality and detention pond will be located outside of the inner half of the critical water quality zone and will be constructed to current code and regulation standards.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes The existing water quality pond treating the pollutant load from the impervious cover of the parking lot is undersized and does not comply with current code. With this variance, not only will the pond be properly sized to treat runoff for the entire site, but also will be located further away from the creek centerline and outside of the inner half of the critical water quality zone.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

1. The criteria for granting a variance in Subsection (A) are met;

Yes The findings of fact in Subsection A are met.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;
- Yes In its existing conditions as an unutilized parking lot with easements shared with the adjacent businesses, options to redevelop the site without disturbing the existing parking lot islands scattered throughout the site are limited without necessitating a variance to LDC 25-8-261. Therefore, any design except a parking lot would be unworkable. Granting this variance would allow full economic use of the property to develop a commercial business within the commercial subdivision.
3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.
- Yes There will be a reduction of impervious cover of the entire site and within the critical water quality zone. Additionally, the proposed development will largely remain within the existing parking lot boundary. The variance is the minimum deviation from the code requirement and would allow a reasonable and economic use of the entire property by converting an unused parking lot into a commercial business.

Staff Determination: Staff determines that the findings of fact have. Staff recommends the following conditions:

- 1) Fully dismantle the existing water quality and detention pond, including pond appurtenances and underdrains, and provide restoration in accordance with City Standard Specification 609.S;
- 2) Clean up debris and trash along the portion of Yett Branch creek located at the southern property boundary of the commercial subdivision; and
- 3) Design the fire lane turnaround within the CWQZ in accordance with ECM 1.6.7 to reduce pollutant load and impervious cover.

Environmental Reviewer
(DSD)

Kristy Nguyen

Date
12/01/20

Environmental Review
Manager (DSD)

Mike McDougal

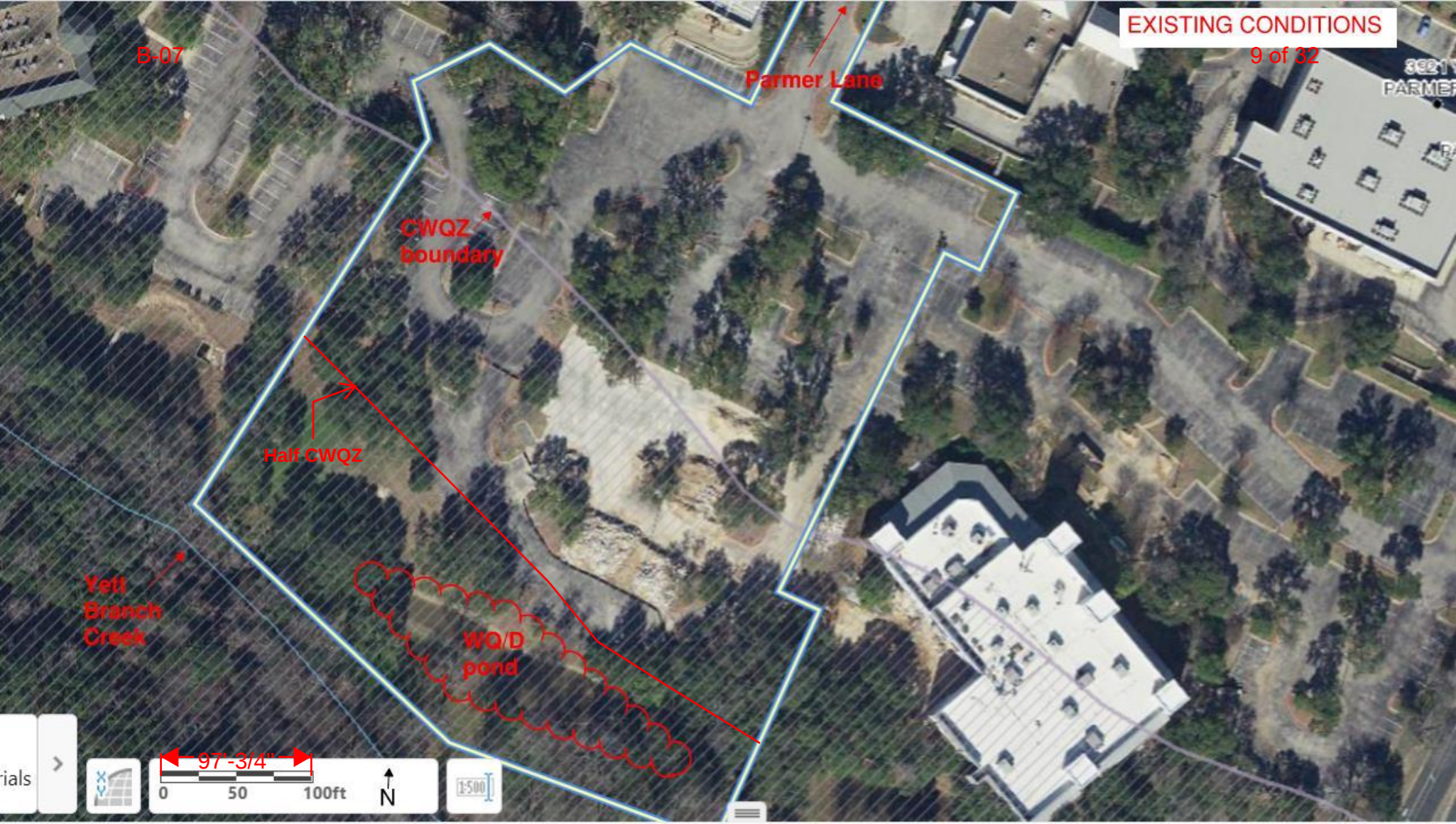
Date
12/02/20

Environmental Officer
(WPD)

CA
(print name)

Date
12/02/20

Staff Exhibits



B-07

Parmer Lane

CWQZ
boundary

Half CWQZ

Yett
Branch
Creek

WQ/D
pond

97'-3/4"

0 50 100ft

N

1:500



DATE:
04/19/2019 COMPLETENESS
05/23/2019 CITY SUBMITTAL
01/16/2020 CITY SUBMITTAL
03/11/2020 CITY SUBMITTAL
07/07/2020 CITY SUBMITTAL
11/11/2020 CITY SUBMITTAL
11/20/2020 CITY SUBMITTAL

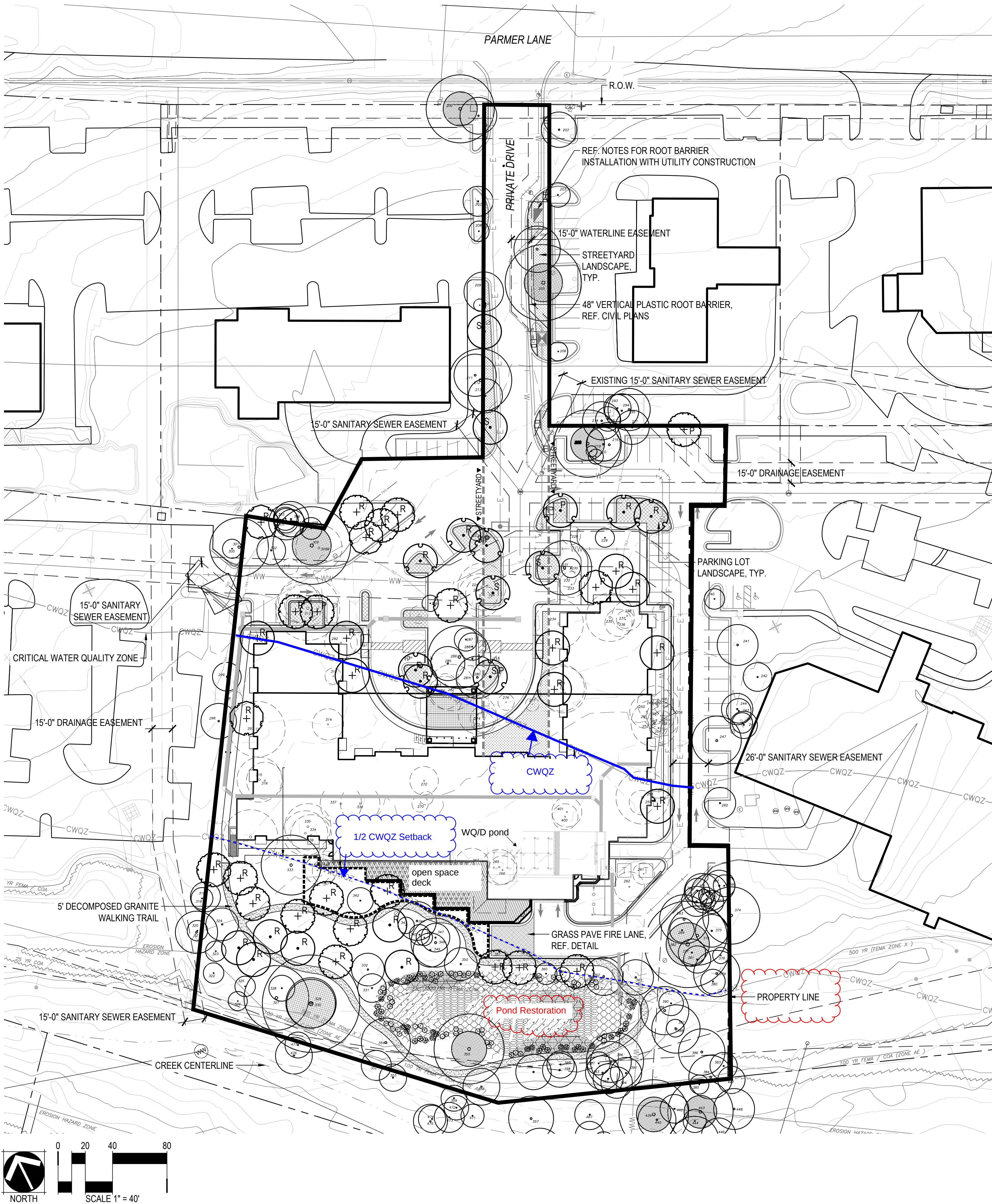
**NOT FOR
CONSTRUCTION**

SHEET TITLE:
TREE MITIGATION &
LANDSCAPE PLAN

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVE
- REPLACEMENT TREE
1.5" CAL MIN. / 6' MIN. HT.
(SEE PLANT LIST FOR TREE SPECIES)
- PARKING TREE
1.5" CAL MIN. / 6' MIN. HT.
(SEE PLANT LIST FOR TREE SPECIES)
- STREETYARD TREE
1.5" CAL MIN. / 6' MIN. HT.
(SEE PLANT LIST FOR TREE SPECIES)
- STREETYARD
- STREETYARD LANDSCAPE AREA
- PARKING LOT LANDSCAPE AREA
- AREA DRAINING TO LANDSCAPE
- LANDSCAPE AREA IRRIGATED BY STORMWATER RUNOFF

- NOTES:**
- CAUTION: VERTICAL PLASTIC ROOT BARRIER INSTALLED DURING UTILITY CONSTRUCTION FOR PROTECTION FROM ROOT INVASION. LANDSCAPE CONTRACTOR SHALL USE CAUTION WHEN EXCAVATING FOR TREES/TREE WELLS AND SHALL REPLACE WITH 48" VERTICAL PLASTIC ROOT BARRIER, DEEP ROOT UB 48-2 OR APPROVED EQUAL, IF DAMAGED. REFERENCE UTILITY ROOT BARRIER INSTALLATION DETAIL SHEET 30.
 - GRASS PAVE FIRELANE PAVEMENT DESIGN PROVIDED UNDER SEPARATE COVER BY TERRACON ON APRIL 30, 2020. TERRACON PROJECT NO. 96185364.



SITE PLAN APPROVAL		Sheet 33 of 35
FILE NUMBER	SP-2019-0170C	APPLICATION DATE 4/22/2019
APPROVED BY COMMISSION ON	UNDER SECTION 112	OF
CHAPTER 25-5	OF THE CITY OF AUSTIN CODE	
EXPIRATION DATE (25-5-81, LDC)	CASE MANAGER	CLARISSA E. DAVIS
PROJECT EXPIRATION DATE (ORD #879905-A)	DWPZ	DDZ
Planning and Development Review Department		
RELEASED FOR GENERAL COMPLIANCE: ZONING		
Rev. 1	Correction 1	
Rev. 2	Correction 2	
Rev. 3	Correction 3	
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.		

Applicant Form and Findings of Fact



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Ellis Winstanley
Street Address	PO Box 50550
City State ZIP Code	Austin, Texas 78763
Work Phone	512-289-0959
E-Mail Address	ellis.winstanley@gmail.com

Variance Case Information

Case Name	Allegro Parmer
Case Number	SP-2019-0170C
Address or Location	4001 West Parmer Lane, Austin, Texas 78727
Environmental Reviewer Name	Kristy Nguyen
Environmental Resource Management Reviewer Name	Mike McDougal
Applicable Ordinance	25-8-261
Watershed Name	Walnut Creek
Watershed Classification	☐ Urban ☒ Suburban ☐ Water Supply Suburban ☐ Water Supply Rural ☐ Barton Springs Zone

December 3, 2020

Edwards Aquifer Recharge Zone	☐ Barton Springs Segment ☐ Not in Edwards Aquifer Zones	☒ Northern Edwards Segment
Edwards Aquifer Contributing Zone	☐ Yes ☒ No	
Distance to Nearest Classified Waterway	150' from center line of Yett Branch Creek (a stream in the Walnut Creek Watershed)	
Water and Waste Water service to be provided by	Austin Water	
Request	The variance request is as follows (Cite code references:	

Impervious cover	Existing	Proposed
square footage:	<u>94,157</u>	<u>88,155</u>
acreage:	<u>2.16</u>	<u>2.02</u>
percentage:	<u>54.4</u>	<u>51.0%</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	The total site area is 3.97 acres. The site slopes down from North at an elevation of 778 MSL to South at an elevation of 753 MSL. The site drains towards Yett Branch Creek directly south of the site which has a creek bed elevation of approximately 748 MSL. The average slope throughout the site is between 0-15% slope. The subject property currently consists of a parking lot that is within the CWQZ and HALF CWQZ. A portion of the site is within the 100-year floodplain along the southern portion of the property. A Spring CEF exists in the creek south of the subject property. The site consists of an existing water quality pond not up to current ECM standards that lies within the HALF CWQZ. There are existing wastewater utilities and easements on the north side of the property that serve the adjacent lots to the north east, and west. These utilities and easements are conveyed through the subject property (DOC #199900219). Seven (7) heritage trees exist on site and will not be impacted by the proposed development. Please reference the mentioned above including the tree list on the Existing Conditions Sheet (EXHIBIT 7).	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed redevelopment layout does not match the exact footprint of the existing impervious cover and is within the CWQZ. LDC 25-8-261 (CWQZ Development) is the code that is triggering non-compliance . In addition, this property, and any other property along the CWQZ in this area are similar in that without the ability to utilize the Redevelopment Exception due to the unusual configuration of the existing surface parking lot or obtain a variance, the property will remain largely a surface parking lot with excessive parking that is not being used to its full capacity, which does not allow to improve the environment.
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Planning Commission must make the following findings of fact: Include an explanation with each applicable finding of fact.

Project: SP-2019-0170C

Ordinance: LDC 25-8-261 Critical Water Quality Zone Development

JUSTIFICATION:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the Applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements. **YES/NO**

This property, and any other property along the CWQZ in this area are similar in that without the ability to utilize the Redevelopment Exception due to the unusual configuration of the existing surface parking lot or obtain a variance, the property will remain largely a surface parking lot with excessive parking that is not being used to its full capacity, which does not allow to improve the environment.

Please note the existing undersized water quality (WQ) pond is not to current to ECM code and is also within the ½ Critical Water Quality Zone. The proposed development will provide a new subsurface WQ pond designed to current City code and will be located under the building and outside of the ½ CWQZ.

The existing WQ pond will no longer be utilized and landscape restoration will be provided within the existing pond. A natural earthen soft trail will also be added around the existing WQ pond to create natural open space to help enhance the natural features of the land.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the Applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;
YES/NO

The proposed development will replace an existing surface parking lot that was part of a larger development. A portion of the existing surface parking lot is being purchased for redevelopment.

The proposed site development is providing an assisted senior living facility with water quality and natural vegetative improvements. The design improvements will provide greater overall environmental protection than is achievable without the variance.

As mentioned earlier in Section 1, the existing conditions consists of an oversized parking lot and undersized water quality pond within the ½ CWQZ that is not up to current ECM code. The proposed development will provide a new subsurface WQ pond designed to current City code and will be located under the building and outside of the ½ CWQZ.

The existing WQ pond will no longer be utilized and landscape restoration will be provided within the existing pond. A natural earthen soft trail will also be added around the existing WQ pond to create natural open space to help enhance the natural features of the land.

In addition, the proposed conditions for the site will not increase the overall impervious cover and they will not increase impervious cover within the CWQZ. Additionally, there will be no adverse impact to the 100-year floodplain from the proposed development.

In regards to the design of the proposed site plan and building placement, this was driven based on several existing site constraints. One of the major site constraints consists of existing the wastewater utilities and easements on the north side of the property that serves the adjacent lots to the north east, and west. These utilities and easements are conveyed through our property and we will need to maintain these utilities and easements to allow adequate service for the adjacent properties.

We have coordinated with Austin Water on designing and connecting to the existing wastewater system and easements. Austin Water has required us to provide a 26' wastewater easement based on the depth of the wastewater line to the north of the site. The new 26' wastewater easement along with connecting to the existing wastewater easement is what dictated the placement of the proposed building.

In addition, there is a fire access easement to the north of the property that is required to allow fire access for the adjacent lots to the north, east, west, as well as the rest of the subdivision. This was another driven force for the placement of the proposed building.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property; **YES/NO**

Due to the current parking lot configuration, excessive parking spaces not being utilized, and a portion of the lot being within the CWQZ, the City code LDC 25-8-25 (C)(5) does not allow the site to have reasonable, economic use of the property without the Redevelopment and thus a variance is required to a minimum deviation.

The site would benefit from the proposed redevelopment because it would make the space into a senior home living facility for the community with proper WQ controls to treat runoff discharging to the creek south of the site. This would be a significant improvement from its current conditions which is acting as impervious cover surface for contaminated runoff to flow over towards an existing WQ pond not to city code standards. In addition, we are improving the environmental protection of the property by providing natural open vegetative space within the ½ CWQZ and providing landscape restoration within the existing WQ pond.

As mentioned earlier in the previous section (Sec. 2a), north of the proposed senior home living facility building, there are existing wastewater service lines and easements which serve adjacent properties. These services must be maintained and therefore adds hardship to the development by forcing the proposed conditions to stay clear of these utilities.

- c) Does not create a significant probability of harmful environmental consequences. **YES/NO**

This site is not increasing the overall impervious cover (which is under code allowances) and is not increasing impervious cover within the CWQZ. There will also be no adverse impact to the 100-year floodplain from the proposed development.

December 3, 2020

We are providing for structured parking results in the removal of expansive surface parking with pollutant runoff.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance. **YES/NO**

The one (1) existing WQ pond on site does not meet the criteria in the current City ECM code standards. The proposed development would improve the overall environmental protection by replacing the existing WQ pond with a subsurface sedimentation/filtration WQ pond outside of the ½ CWQZ. The proposed WQ pond provides more efficient and effective environmental protection by providing increased capture volume and reducing pollutant runoff compared to existing conditions.

- B. Additional Land Use Commission variance determination for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-652 (Development Impacting Lake Austin, Lady Bird Lake, and Lake Water E. Long):

1. The criteria for granting a variance in Subsection (A) are met; **YES/NO**

The criteria for granting a variance in Subsection (A) have been met. Please reference explanations above.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property; **YES/NO**

Due to the requirement to match the existing impervious cover, it would not be possible to construct a continuous slab which would be needed for the senior home living facility because of the pervious islands throughout the existing parking.

This property, and any other property along the CWQZ in this area are similar in that without the ability to utilize Redevelopment due to the unusual configuration of the existing surface parking lot or obtain a variance, the property will remain largely a surface parking lot with excessive parking that is not being used to its full capacity, which does not allow to improve the environment. Therefore, the applicant is requesting a variance for this requirement.

3. The variance is the minimum deviation for the code requirement necessary to allow a reasonable, economic use of the entire property. **YES/NO**

The variance requested is the minimum departure for the code requirement necessary to provide enhancement of the site with a senior living facility and natural open space feature.

December 3, 2020

Due to the current parking lot configuration, excessive parking spaces not being utilized, and a portion of the lot being within the CWQZ and ½ CWQZ, the City code LDC 25-8-25 (C)(5) does not allow the site to have reasonable, economic use of the property without the Redevelopment and thus a variance is required to a minimum deviation.

** Variance approval requires all above affirmative findings.

EXHIBIT 1



November 11, 2020

Kristy Nguyen
Environmental Reviewer, Land Use Development
Development Services Department
505 Barton Springs Road
Austin, TX 78704

Dear Ms. Nguyen:

Subject: RE: 4001 West Parmer Lane (SP-2019-0170C) - ENV and Land Use
Commission Variance
CEC Project 303-185

As representatives of the owner of the above stated Property, CEC respectfully submits the enclosed Land Use Commission Variance to allow for the redevelopment of the existing surface parking lot from LDC 25-8-261 (development within the Critical Water Quality Zone).

The project is located at 4001 West Parmer Lane, Austin, Texas 78727 and is approximately 3.97 acres. Currently, the site is an existing surface parking lot which is not used to its full capacity. The restriction imposed by city code per LDC 25-8-261 which requires the redevelopment of the site to match the existing impervious cover creates a hardship due to the islands in the parking lot creating pervious pockets in the existing impervious cover area which would prevent a continuous slab for a building being allowed where the current parking exists.

One of the major site constraints consist of the existing wastewater lines and easements crossing the north and south side of the site. These existing wastewater lines serve the adjacent properties and must be maintained in their current configuration along the north portion of the lot to provide service.

We have coordinated with Austin Water on designing and connecting to the existing wastewater system and easements to adequately maintain service for the adjacent properties while properly serving the proposed development. Austin Water has required us to provide a 26' wastewater easement based on the depth of the existing wastewater line towards the north portion of the site. The new 26' wastewater easement and connecting to the existing wastewater easement is what dictated the placement of the proposed building to be within the CWQZ. Please reference the Site Plan (**Exhibit 8**) for references of the existing and proposed easements.

In addition, there is a fire access easement to the north of the property that is required to allow fire access for the adjacent lots to the north, east, west, as well as the rest of the subdivision. This was another driven force for the placement of the proposed building with the CWQZ.

Kristy Nguyen – Land Use Development
CEC Project 303-185
Page 2
11/11/2020

Please note the existing undersized water quality (WQ) pond is not to current to ECM code and is also within the ½ Critical Water Quality Zone. The proposed development will provide a new subsurface WQ pond designed to current City code and will be located under the building and outside of the ½ CWQZ.

The proposed project would enhance the site by creating a senior living facility for the community which would include usable natural open space that enhances the environmental features surrounding the area. The existing WQ pond will no longer be utilized and landscape restoration will be provided within the existing pond, as well as a natural earthen soft trail surrounding the existing WQ pond. This is a significant environmental improvement compared to the existing conditions and provides economic use to the property. Please reference the landscape plan **(EXHIBIT 9)** for the landscape restoration plan within the existing water quality pond and natural open space/trail.

We appreciate your consideration. Please let me know if you or your team members require additional information or have any questions. If you have any questions or concerns, please feel free to contact us at 512-439-0400 mdebs@cecinc.com or mcastillo@cecinc.com.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Mark Debs
Project Consultant

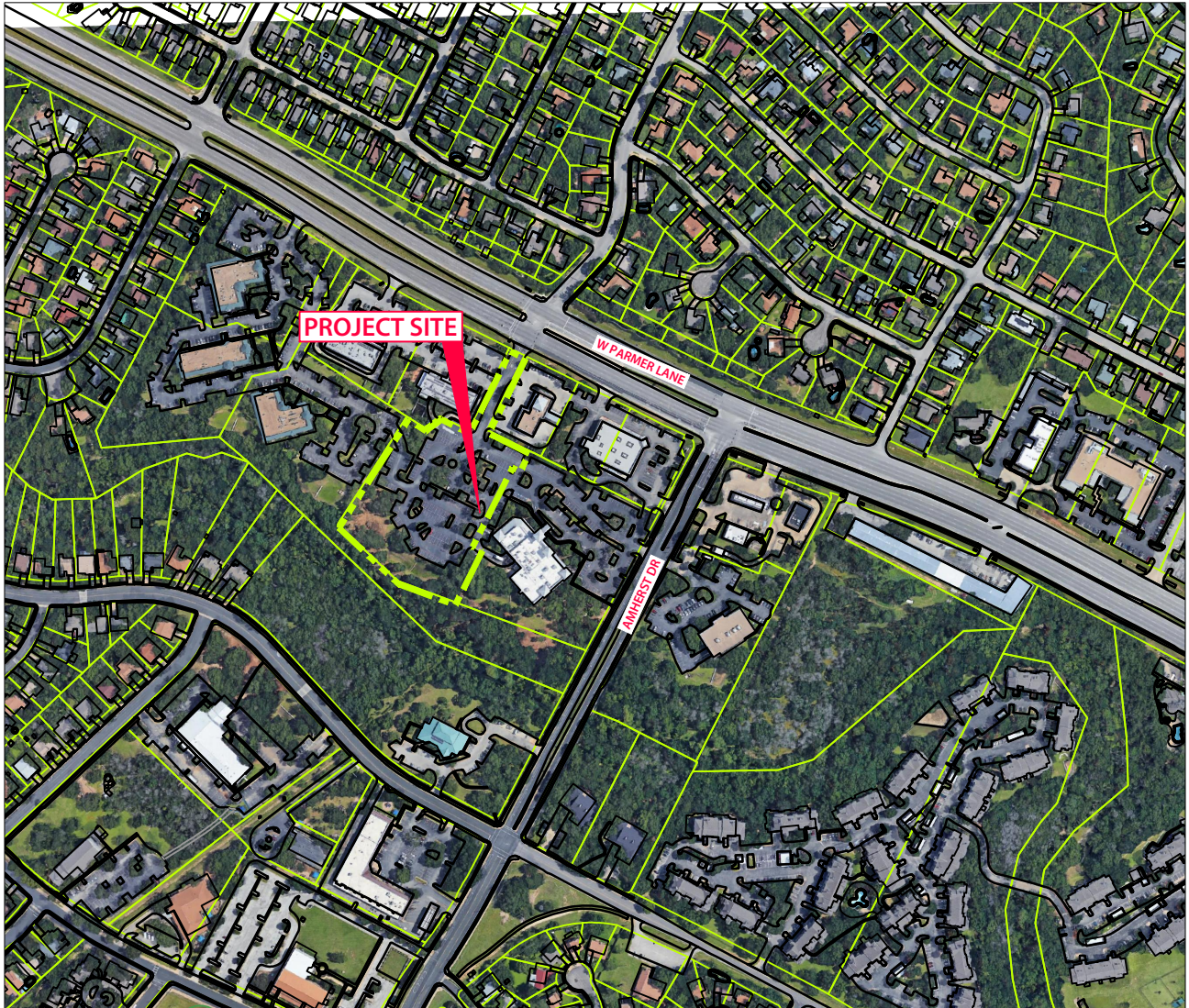


Mario Castillo
Project Manager

Enclosures:

cc:





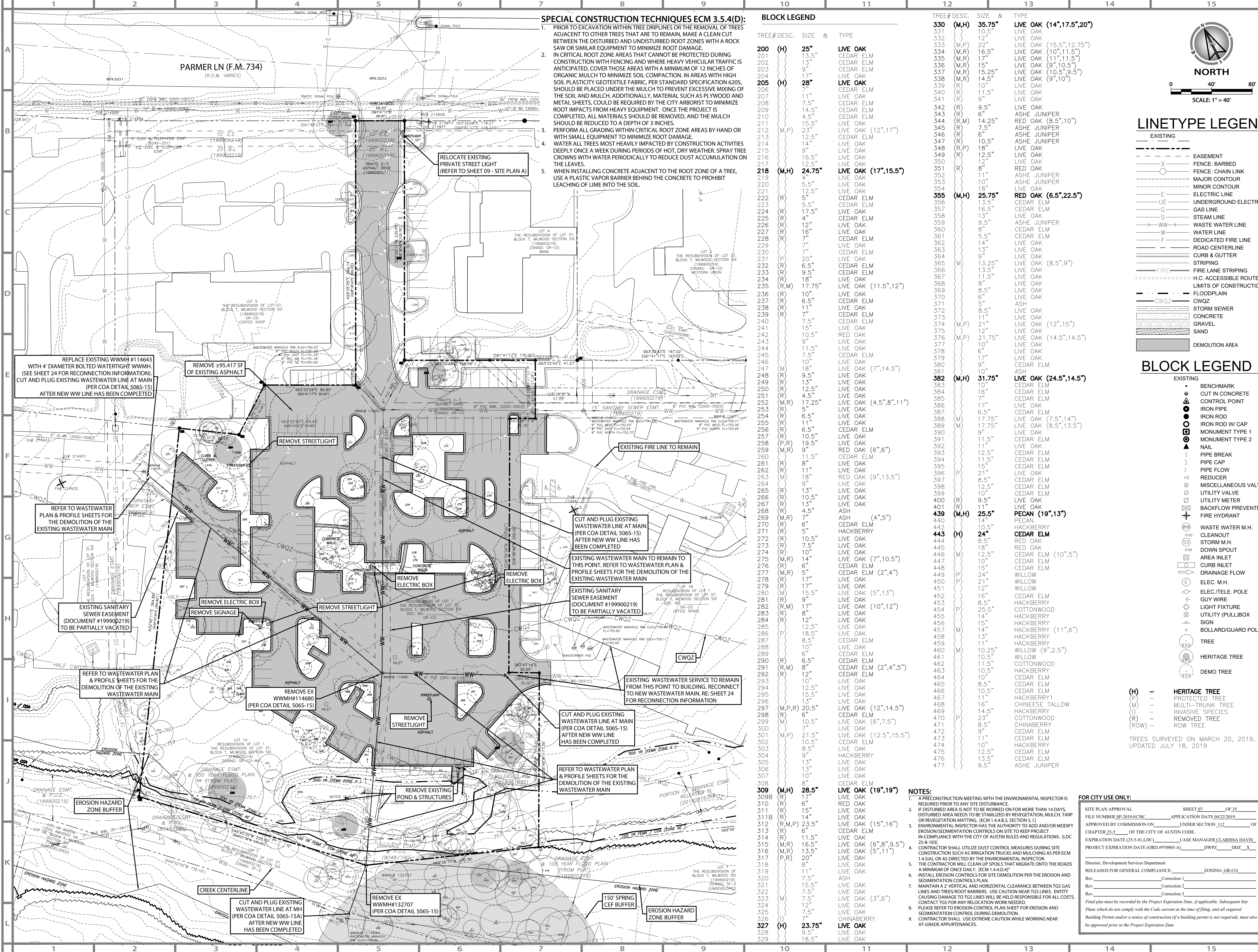
CEC
Civil & Environmental Consultants, Inc.
333 Baldwin Road · Pittsburgh, PA 15205
412-429-2324 · 800-365-2324
www.cecinc.com

4001 CREATIVE OFFICES, LLC
ALLEGRO PARMER
4001 WEST PARMER LANE
CITY OF AUSTIN, TRAVIS COUNTY, TX

VICINITY MAP AERIAL

DRAWN BY:	STAFF	CHECKED BY:	MD	APPROVED BY:	MSC	EXHIBIT:
DATE:	NOV. 2020	DWG SCALE:	1"=XXX	PROJECT NO:	000-000.AW00	

4



- SPECIAL CONSTRUCTION TECHNIQUES ECM 3.5.4(D):**
- PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
 - IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.
 - PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
 - WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
 - WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

BLOCK LEGEND

TREE#	DESC.	SIZE	&	TYPE
200	(H)	25"		LIVE OAK
201		13.5"		CEDAR ELM
202		13"		CEDAR ELM
203		9"		CEDAR ELM
204		17"		LIVE OAK
205	(H)	28"		LIVE OAK
206		11"		CEDAR ELM
207		7.5"		LIVE OAK
208		14.5"		CEDAR ELM
209		14.5"		CEDAR ELM
210		4.5"		CEDAR ELM
211		15.5"		LIVE OAK
212	(M,P)	23"		LIVE OAK (12",17")
213		12.5"		CEDAR ELM
214		14"		LIVE OAK
215		9"		LIVE OAK
216		16.5"		LIVE OAK
217		12.5"		LIVE OAK
218	(M,H)	24.75"		LIVE OAK (17",15.5")
219		4"		LIVE OAK
220		5.5"		LIVE OAK
221		12.5"		LIVE OAK
222	(R)	5"		CEDAR ELM
223		5.5"		CEDAR ELM
224	(R)	17.5"		LIVE OAK
225	(R)	4"		CEDAR ELM
226		12"		LIVE OAK
227	(R)	16"		LIVE OAK
228	(R)	7"		CEDAR ELM
229		7"		LIVE OAK
230		7"		CEDAR ELM
231	(P)	20"		LIVE OAK
232	(R)	6.5"		CEDAR ELM
233	(R)	9.5"		CEDAR ELM
234	(R)	18"		LIVE OAK
235	(R,M)	17.75"		LIVE OAK (11.5",12")
236	(R)	10"		LIVE OAK
237		6.5"		CEDAR ELM
238	(R)	11"		LIVE OAK
239	(R)	7"		CEDAR ELM
240		7.5"		CEDAR ELM
241		15"		LIVE OAK
242		10.5"		RED OAK
243		9"		LIVE OAK
244		11.5"		LIVE OAK
245		7.5"		CEDAR ELM
246		10"		LIVE OAK
247	(M)	18"		LIVE OAK (7",14.5")
248	(R)	9.5"		LIVE OAK
249	(R)	13"		LIVE OAK
250	(R)	12.5"		LIVE OAK
251	(R)	4.5"		LIVE OAK
252	(M,R)	17.25"		LIVE OAK (4.5",8",11")
253	(R)	5"		LIVE OAK
254	(R)	6.5"		LIVE OAK
255		11"		LIVE OAK
256	(R)	6.5"		CEDAR ELM
257	(R)	10.5"		LIVE OAK
258	(P,R)	19.5"		LIVE OAK
259	(M,R)	9"		RED OAK (6",6")
260		11.5"		CEDAR ELM
261	(R)	8"		LIVE OAK
262	(R)	11"		LIVE OAK
263	(M)	16"		RED OAK (9",13.5")
264		9"		LIVE OAK
265	(R)	13"		LIVE OAK
266	(R)	10.5"		LIVE OAK
267	(R)	13"		LIVE OAK
268	(R)	4.5"		ASH
269	(M,R)	7"		ASH (4",5")
270	(R)	6"		CEDAR ELM
271	(R)	5"		HACKBERRY
272	(R)	10.5"		LIVE OAK
273	(R)	7.5"		LIVE OAK
274		10"		LIVE OAK
275	(M,R)	14"		LIVE OAK (7",10.5")
276	(R)	6"		CEDAR ELM
277	(M,R)	5"		CEDAR ELM (2",4")
278	(R)	17"		LIVE OAK
279	(R)	17"		LIVE OAK
280	(M)	15.5"		LIVE OAK (5",13")
281	(R)	9"		LIVE OAK
282	(R,M)	17"		LIVE OAK (10",12")
283	(R)	8"		LIVE OAK
284	(R)	8"		LIVE OAK
285		12.5"		LIVE OAK
286	(P)	18.5"		LIVE OAK
287		8.5"		CEDAR ELM
288		10"		LIVE OAK
289	(R)	6"		CEDAR ELM
290	(R)	6.5"		CEDAR ELM
291	(R,M)	8"		CEDAR ELM (2",4",5")
292	(R)	12"		LIVE OAK
293		10"		LIVE OAK
294		12.5"		LIVE OAK
295		15.5"		LIVE OAK
296		13"		LIVE OAK
297	(M,P,R)	20.5"		LIVE OAK (12",14.5")
298	(R)	6"		CEDAR ELM
299	(M)	10.5"		LIVE OAK (6",7.5")
300		7"		LIVE OAK
301	(M,P)	21.5"		LIVE OAK (12.5",15.5")
302		10.5"		CEDAR ELM
303		8.5"		LIVE OAK
304		9"		HACKBERRY
305		13"		LIVE OAK
306		13"		LIVE OAK
307		10"		LIVE OAK
308		8"		CEDAR ELM
309	(M,H)	28.5"		LIVE OAK (19",19")
309B	(R)	17"		LIVE OAK
310	(R)	6"		RED OAK
311	(R)	15"		LIVE OAK
312	(R)	14"		LIVE OAK
312B	(R,M,P)	23.5"		LIVE OAK (15",16")
313	(R)	6"		CEDAR ELM
314	(R)	11.5"		LIVE OAK
315	(M,R)	16.5"		LIVE OAK (6",8",9.5")
316	(M,R)	13.5"		LIVE OAK (5",11")
317	(P,R)	20"		LIVE OAK
318		8"		LIVE OAK
319		11"		LIVE OAK
320		7.5"		ASH
321		15.5"		LIVE OAK
322		7.5"		LIVE OAK
323	(M)	7.5"		LIVE OAK (3",6")
324		12"		LIVE OAK
325		7.5"		LIVE OAK
326		7.5"		CHINA BERRY
327	(H)	23.75"		LIVE OAK
328		9.5"		LIVE OAK
329		18.5"		LIVE OAK

TREE#	DESC.	SIZE	&	TYPE
330	(M,H)	35.75"		LIVE OAK (14",17.5",20")
331		10.5"		LIVE OAK
332		12"		LIVE OAK
333	(M,P)	22"		LIVE OAK (15.5",12.75")
334	(M,R)	16.5"		LIVE OAK (10",11.5")
335	(M,R)	17"		LIVE OAK (11",11.5")
336	(M,R)	15"		LIVE OAK (9",10.5")
337	(M,R)	15.25"		LIVE OAK (10.5",9.5")
338	(M,R)	14.5"		LIVE OAK (9",10")
339	(R)	10"		LIVE OAK
340	(R)	11.5"		LIVE OAK
341	(R)	9"		LIVE OAK
342	(R)	9.5"		LIVE OAK
343	(R)	6"		ASH JUNIPER
344	(R,M)	14.25"		RED OAK (8.5",10")
345	(R)	7.5"		ASH JUNIPER
346	(R)	6"		ASH JUNIPER
347	(R)	10.5"		ASH JUNIPER
348	(R,P)	18"		LIVE OAK
349	(R)	12.5"		LIVE OAK
350	(R)	12"		LIVE OAK
351	(R)	8"		RED OAK
352		11"		ASH JUNIPER
353		10"		ASH JUNIPER
354		18"		LIVE OAK
355	(M,H)	25.75"		RED OAK (6.5",22.5")
356		13.5"		CEDAR ELM
357		16.5"		CEDAR ELM
358		13"		LIVE OAK
359		9.5"		ASH JUNIPER
360		8"		CEDAR ELM
361		5.5"		CEDAR ELM
362		14"		LIVE OAK
363		13"		LIVE OAK
364		13.25"		LIVE OAK (8.5",9")
365	(M)	13.25"		LIVE OAK
366		13.5"		LIVE OAK
367		11.5"		LIVE OAK
368		8"		LIVE OAK
369		8.5"		LIVE OAK
370		6"		LIVE OAK
371		5"		ASH
372		8.5"		LIVE OAK
373		11"		LIVE OAK
374	(M,P)	21"		LIVE OAK (12",15")
375		12"		LIVE OAK
376	(M,P)	21.75"		LIVE OAK (14.5",14.5")
377		10"		LIVE OAK
378		6"		LIVE OAK
379		17"		LIVE OAK
380		9"		CEDAR ELM
381		10"		ASH
382	(M,H)	31.75"		LIVE OAK (24.5",14.5")
383		10"		CEDAR ELM
384		16"		CEDAR ELM
385		7"		LIVE OAK
386		17"		LIVE OAK
387		6.5"		CEDAR ELM
388	(M)	17.75"		LIVE OAK (7.5",14")
389	(M)	17.75"		LIVE OAK (8.5",13.5")
390		9"		LIVE OAK
391		11.5"		CEDAR ELM
392		11"		LIVE OAK
393		12.5"		CEDAR ELM
394		11.5"		CEDAR ELM
395		15"		CEDAR ELM
396	(P)	21"		LIVE OAK
397		8.5"		CEDAR ELM
398		12.5"		CEDAR ELM
399		10"		CEDAR ELM
400	(R)	9.5"		LIVE OAK
401	(R)	11"		LIVE OAK
439	(M,H)	25.5"		PECAN (19",13")
440		14"		PECAN
442		10.5"		HACKBERRY
443	(H)	24"		CEDAR ELM
444		8.5"		RED OAK
445		18"		RED OAK
446	(M)	12.5"		CEDAR ELM (10",5")
447		10"		CEDAR ELM
448		15"		CEDAR ELM
449	(P)	24"		WILLOW
450	(P)	21"		WILLOW
451		12"		WILLOW
452		16"		CEDAR ELM
453		8.5"		HACKBERRY
454	(P)	25.5"		COTTONWOOD
455		14"		HACKBERRY
456		15"		HACKBERRY
457	(M)	14"		HACKBERRY (11",6")
458		13"		HACKBERRY
459		11"		HACKBERRY
460	(M)	10.25"		WILLOW (9",2.5")
461		10.5"		WILLOW
462		11.5"		COTTONWOOD
463		10.5"		HACKBERRY
464		10"		CEDAR ELM
465		8.5"		CEDAR ELM
466		10.5"		CEDAR ELM
467		11"		HACKBERRY
468		16"		CHINESE TALLOW
469		14.5"		HACKBERRY
470	(P)	23"		COTTONWOOD
471		8.5"		CHINA BERRY
472		9"		CEDAR ELM
473		11"		CEDAR ELM
474		10"		HACKBERRY
475		12.5"		CEDAR ELM
476		13.5"		CEDAR ELM
477		9.5"		ASH JUNIPER

NOTES:

- A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
- IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING. [ECM 1.4.4.B.3, SECTION 5.1]
- ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS. [LOC 25-8-183]
- CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
- THE CONTRACTOR WILL CLEAN UP SPILLS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.4.D.4]
- INSTALL EROSION CONTROLS FOR SITE DEMOLITION PER THE EROSION AND SEDIMENTATION CONTROLS PLAN.
- MAINTAIN A 2' VERTICAL AND HORIZONTAL CLEARANCE BETWEEN TGS GAS LINES AND TREES/ROOT BARRIERS. USE CAUTION NEAR TGS LINES. ENTITY CAUSING DAMAGE TO TGS LINES WILL BE HELD RESPONSIBLE FOR ALL COSTS. CONTACT TGS FOR ANY LOCATION WORK NEEDED.
- PLEASE REFER TO EROSION CONTROL PLAN SHEET FOR EROSION AND SEDIMENTATION CONTROL DURING DEMOLITION.
- CONTRACTOR SHALL USE EXTREME CAUTION WHILE WORKING NEAR AT-GRADE UTILITIES.

FOR CITY USE ONLY:

SITE PLAN APPROVAL		SHEET 07 OF 35
FILE NUMBER SP-2019-0170C	APPLICATION DATE 04/22/2019	
APPROVED BY COMMISSION ON	UNDER SECTION 112 OF	
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE		
EXPIRATION DATE (25-5-81.LDC)	CASE MANAGER CLARRISSA DAVIS	
PROJECT EXPIRATION DATE (ORD #979095-A)	DWPZ	DDZ X
Director, Development Services Department		
RELEASED FOR GENERAL COMPLIANCE: ZONING: GR-CO		
Rev.	Correction 1	
Rev.	Correction 2	
Rev.	Correction 3	
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permit and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.		

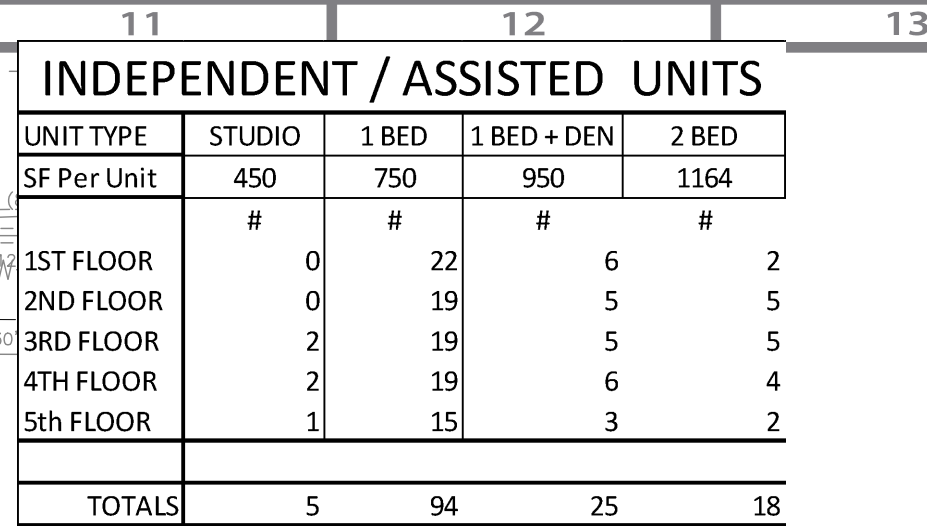
TREES SURVEYED ON MARCH 20, 2019.
UPDATED JULY 18, 2019

LINETYPE LEGEND

EXISTING	
---	EASEMENT
-X-	FENCE: BARBED
-O-	FENCE: CHAIN LINK
---	MAJOR CONTOUR
---	MINOR CONTOUR
-E-	ELECTRIC LINE
-UE-	UNDERGROUND ELECTRIC
-G-	GAS LINE
-S-	STEAM LINE
-WW-	WASTE WATER LINE
-W-	WATER LINE
-F-	DEDICATED FIRE LINE
-	ROAD CENTERLINE
-	CURB & GUTTER
-	STRIPING
-FIRE-	FIRE LANE STRIPING
.....	H.C. ACCESSIBLE ROUTE
---	FLOODPLAIN
-CWQZ-	CWQZ
-	STORM SEWER
-	CONCRETE
-	GRAVEL
-	SAND
-	DEMOLITION AREA

BLOCK LEGEND

EXISTING	
•	BENCHMARK
•	CUT IN CONCRETE
•	CONTROL POINT
•	IRON PIPE
•	IRON ROD
•	IRON ROD W/ CAP
•	MONUMENT TYPE 1
•	MONUMENT TYPE 2
•	NAIL
•	PIPE BREAK
•	PIPE CAP
•	PIPE FLOW
•	REDUCER
•	MISCELLANEOUS VALVE
•	UTILITY VALVE
•	UTILITY METER
•	BACKFLOW PREVENTER
•	FIRE HYDRANT
•	WASTE WATER M.H.
•	CLEANOUT
•	STORM M.H.
•	DOWN SPOUT
•	AREA INLET
•	CURB INLET
•	DRAINAGE FLOW
•	ELEC. M.H.
•	ELEC./TELE. POLE
•	GUY WIRE
•	LIGHT FIXTURE
•	UTILITY (PULL) BOX
•	SIGN
•	BOLLARD/GUARD POLE
•	TREE
•	HERITAGE TREE
•	DEMO TREE



REQUIRED PARKING TABLE		
LAND USE	NO. OF EMPLOYEES	CONGRESSIONAL NO.
EMPLOYEES / NO. OF BEDS	100	
PARKING RATIO	1:2	
REQUIRED PARKING BY USE	50.00	
TOTAL ACCESSIBLE PARKING REQUIRED*		4
VAN ACCESSIBLE PARKING REQ.*		2
TOTAL PARKING REQUIRED		90.00

*PER TEXAS ACCESSIBILITY STANDARDS

PROVIDED PARKING TABLE		
PARKING SPACE	GARAGE	SURFACE
STANDARD (9' X 18')	73	41
COMPACT (8.5' X 18')	15	0
ACCESSIBLE (9' X 18')	4	2
TOTAL PER LEVEL	92	43
TOTAL STANDARD		114
TOTAL COMPACT		15
TOTAL ACCESSIBLE		6
TOTAL SPACES		135

BICYCLE PARKING TABLE	
TOTAL VEHICULAR SPACES REQ.	90
TOTAL BICYCLE SPACES REQ. (5% OF TOTAL VEH. SPACES REQ.)	5.0
TOTAL BICYCLE SPACES PROVIDED	6

BUILDING SQUARE FOOTAGES	
LEVEL	CONGREGATE LIVING
1	35,978
2	34,243
3	33,672
4	33,672
5	32,253
TOTAL	169,818

APPENDIX Q-2
IMPERVIOUS COVER

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATER

IMPERVIOUS COVER ALLOWED AT 80 % X GROSS SITE AREA = _____

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15 - 25 % = .09 X 10 % = .009 ACRES

PROPOSED TOTAL IMPERVIOUS COVER			
TOTAL PROPOSED IMPERVIOUS COVER	2,159	ACRES	51.26

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE		IMPERVIOUS COVER	
CATEGORIES	ACRES	ACRES	% OF CATEGORIES
0 - 15 %	3.970	2.158	54.36
15 - 25 %	0.00	0.00	0.00
25 - 35 %	0.00	0.00	0.00
OVER 35 %	0.00	0.00	0.00
TOTAL SITE AREA	3.970		

ZONING TABLE	
ZONING	GR-CO
LAND USE	CONGREGATE LIVING
GROSS SITE AREA	172,933 SF (3.97 AC)
EXISTING IMP. COVER	94,157 SF (54.4%)
MAX IMP. COVER	138,346 SF (80%) PER ZONING
PROPOSED IMP. COVER	88,155 SF (51.0%)
MAX ALLOWED BUILDING COVERAGE	129,700 SF (75.0%) PER ZONING
BUILDING COVERAGE	35,978 SF (20.8%)
GROSS FLOOR AREA (SF)	172,933 SF
NUMBER OF STORIES	3
MAXIMUM BUILDING HEIGHT	60'
BUILDING HEIGHT	52.5'
PRIVATE COMMON OPEN SPACE	9,045 SF (45.0% OF GROSS SITE)
FOUNDATION TYPE	SLAB ON GRADE
MAX FAR	1:1
FAR	0.98:1

PROPOSED	EXISTING	
		RIGHT OF WAY
		LOT BOUNDARY
		EASEMENT
		FENCE: BARBED
		FENCE: CHAIN LINK
		MAJOR CONTOUR
		MINOR CONTOUR
		ELECTRIC LINE
		UNDERGROUND ELECTRIC
		GAS LINE
		STEAM LINE
		WASTE WATER LINE
		WATER LINE
		DEDICATED FIRE LINE
		ROAD CENTERLINE
		CURB & GUTTER
		STRIPING
		FIRE LANE STRIPING
		H.C. ACCESSIBLE ROUTE
		LIMITS OF CONSTRUCTION
		FLOODPLAIN
		CWQZ
		STORM SEWER
		CONCRETE
		GRAVEL
		SAND
		PERVIOUS SIDEWALK
		PLANTERS
		WOOD DECK

	PROPOSED	EXISTING	
		•	BENCHMARK
			CUT IN CONCRETE
			CONTROL POINT
			IRON PIPE
			IRON ROD
			IRON ROD W/ CAP
			MONUMENT TYPE 1
			MONUMENT TYPE 2
			NAIL
	S	S	PIPE BREAK
	J	J	PIPE CAP
	>	>	PIPE FLOW
	◀	◀	REDUCER
	⊗	⊗	MISCELLANEOUS VALVE
	⊙	⊙	UTILITY VALVE
	⊠	⊠	UTILITY METER
	⊞	⊞	BACKFLOW PREVENTER
	⊕	⊕	FIRE HYDRANT
	WW	WW	WASTE WATER M.H.
	● CO	○ CO	CLEANOUT
	SS	SS	STORM M.H.
	● DS	○ DS	DOWN SPOUT
	⊞	⊞	AREA INLET
	→	→	CURB INLET
	→	→	DRAINAGE FLOW
	E	E	ELEC. M.H.
	⌋	⌋	ELEC./TELE. POLE
	⌋	⌋	GUY WIRE
	⌋	⌋	LIGHT FIXTURE
	⌋	⌋	UTILITY (PULL) BOX
	⌋	⌋	SIGN
	○	○	BOLLARD/GUARD POLE
	XXX	XXX	TREE
	XXX	XXX	HERITAGE TREE

1. AT LEAST 10% OF THE PROVIDED PARKING IS UNDERGROUND OR WITHIN A PARKING STRUCTURE.
2. LIMITED CURB CUTS

FOR CITY USE ONLY:

SITE PLAN APPROVAL _____ SHEET 08 OF 35
FILE NUMBER SP-2019-0170C APPLICATION DATE 04/22/2019
APPROVED BY COMMISSION ON _____ UNDER SECTION 112 OF _____
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) _____ CASE MANAGER CLARISSA DAVIS
PROJECT EXPIRATION DATE (ORD: 0970905-A) _____ DWPZ _____ DDZ _____

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: GR-CO
Rev. _____ Correction 1 _____
Rev. _____ Correction 2 _____
Rev. _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permit and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.



Photo 19 View of the southwest portion of the site, facing west offsite.



Photo 20 View of the western side of the site, facing east.



Photo 21 View of the western side of the site, facing north.



Photo 22 View of the western side of the site, facing south.



Photo 23 View of the central portion of the site, facing north.



Photo 24 View of the central portion of the site, facing east.



Photo 25 View of the central portion of the site, facing west.



Photo 26 View of the privately maintained stormwater pond on the south side of the property.



Photo 27 View of the privately maintained stormwater pond on the south side of the property.



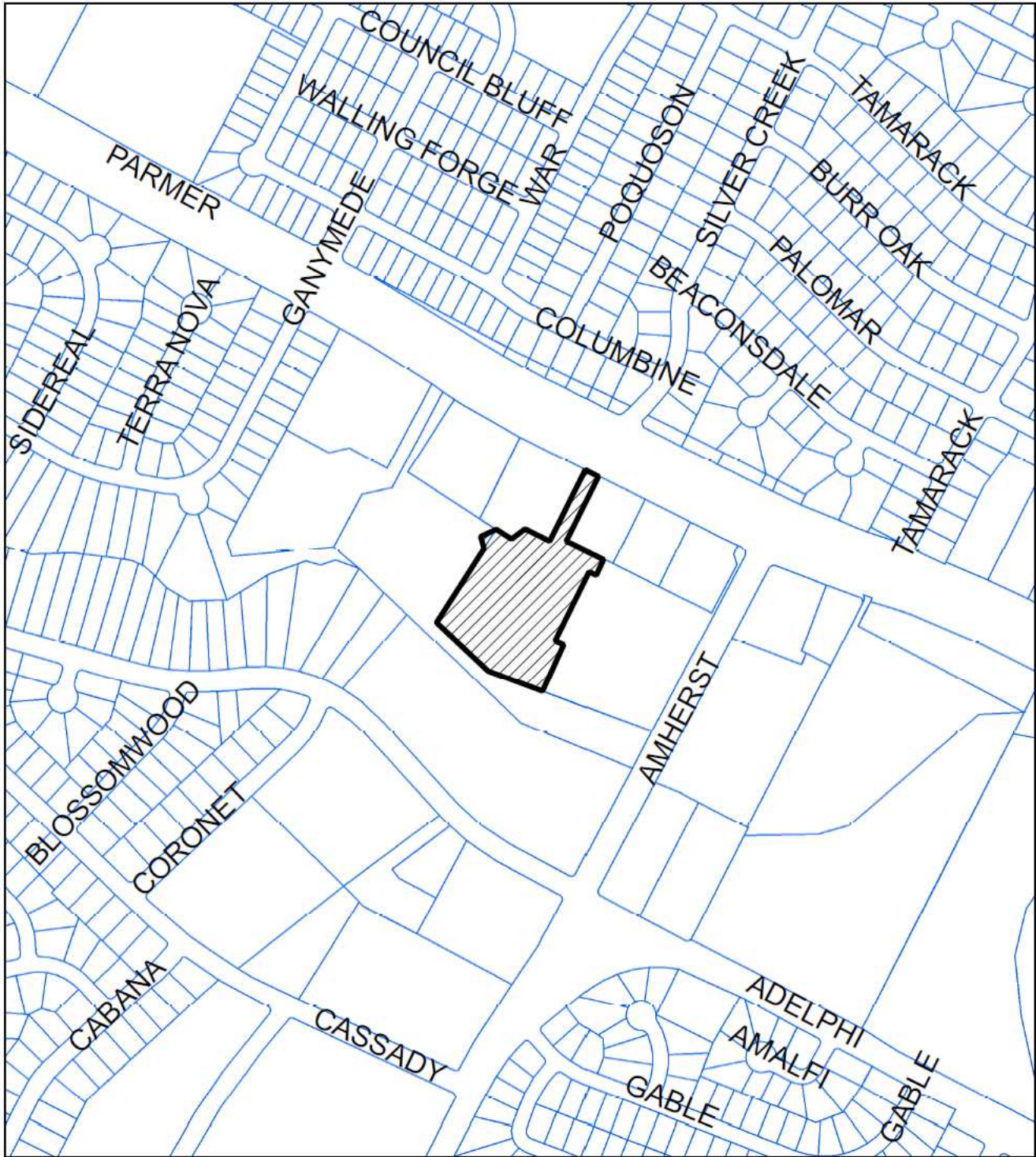
Photo 28 View of the privately maintained stormwater pond offsite to the southwest of the project site, but within the 150-foot survey buffer.



Photo 29 View of the privately maintained stormwater pond offsite to the southwest of the project site, but within the 150-foot survey buffer.



Photo 30 View of the riparian area surrounding the COA Creek south/southwest of the project site, but with the 150-foot survey buffer.



-  Subject Tract
 Base Map

CASE#: SP-2019-0170C
LOCATION: 4001 W PARMER LANE

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.